086.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	816,200 / 816,200
					USE VALUE:	816,200 / 816,200
					ASSESSED:	816,200 / 816,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHELDON KATHERINE
Owner 2:	BUSH MICHAEL
Owner 3:	
Street 1:	69 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FREDRIKSEN PETER/STRICKLAND K -
Owner 2:	TRS FREDRICKSEN FAMILY TRUST -
Street 1:	69 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .344 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1882, having primarily Asphalt Exterior and 1984 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15000.000	268,100		548,100	816,200
Total Card	0.344	268,100		548,100	816,200
Total Parcel	0.344	268,100		548,100	816,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.39 /Parcel: 411.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 54416

GIS Ref

GIS Ref

Insp Date 08/30/18

!7015!

PREVIOUS ASSESSMENT

Parcel ID 086.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	268,100	0	15,000.	548,100	816,200		Year end	12/23/2021
2021	101	FV	259,900	0	15,000.	548,100	808,000		Year End Roll	12/10/2020
2020	101	FV	260,200	0	15,000.	548,100	808,300	808,300	Year End Roll	12/18/2019
2019	101	FV	204,600	0	15,000.	540,300	744,900	744,900	Year End Roll	1/3/2019
2018	101	FV	177,000	0	15,000.	415,000	592,000	592,000	Year End Roll	12/20/2017
2017	101	FV	177,000	0	15,000.	391,500	568,500	568,500	Year End Roll	1/3/2017
2016	101	FV	177,000	0	15,000.	360,200	537,200	537,200	Year End	1/4/2016
2015	101	FV	172,700	0	15,000.	336,700	509,400	509,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:52:11

LAST REV

Date	Time
09/11/18	14:42:22
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7015

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREDRIKSEN PET	53872-205		11/20/2009		435,000	No	No		
FREDRIKSEN JOHN	53485-318		9/1/2009	Family	99	No	No		
	6958-186		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	54416
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2016	108	Add Bath	6,000		1/29/2016			insulate 3rd Fl Be
4/23/2013	592	Redo Bat	12,500	C				
7/9/2012	856	Redo Bat	8,500					& REPLASTER 2 BEDR
5/26/2011	502	Siding	30,000					RESIDE HOUSE
5/14/1993	173	Manual	5,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS&NOTICE	BS	Barbara S
5/30/2013	Info Fm Prmt	EMK	Ellen K
3/4/2009	Meas/Inspect	372	PATRIOT
11/6/2000	Hearing Chag	264	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
8/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15000		Sq. Ft.	Site		0	70.	0.52	6			Ledge	-10					548,100						548,100	

Total AC/HA:	0.34435	Total SF/SM:	15000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	548,100	Spl Credit		Total:	548,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	11 - Asphalt		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	S5 - Size 5		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1882	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17923379
Const Adj.:	0.88406998
Adj $ / SQ:	135.528
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388516
Depreciation:	120440
Depreciated Total:	268076

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	

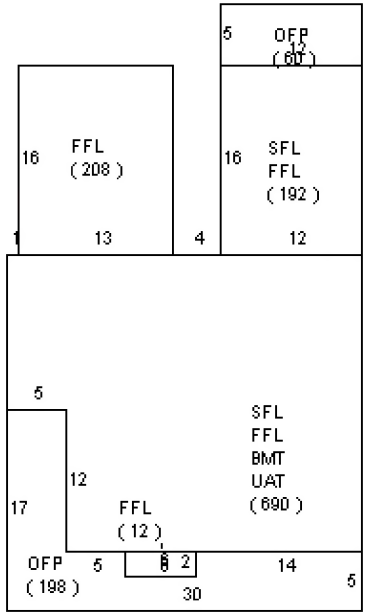
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	135.53
Special Features:	0	Val/Su Net:	86.34
Final Total:	268100	Val/Su SzAd	135.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,102	135.530	149,352
SFL	Second Floor	882	135.530	119,536
BMT	Basement	690	40.660	28,054
OFP	Open Porch	258	20.240	5,222
UAT	Upper Attic	173	54.210	9,351

Net Sketched Area:	3,105			Total:	311,515
Size Ad	1984	Gross Area	3622	FinArea	1984

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

086.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	